025.A	0001	0022.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	615,300 /	615,300
					USE VALUE:	615,300 /	615,300
					ASSESSED:	615,300 /	615,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #: 22A

Owner 1:	CALSOLARO DOMINICK M JR	
Owner 2:	NGUYEN HANH	
Owner 3:		
Street 1:	22 CLEVELAND ST #22A	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	EVERARD IAN W -
Owner 2:	-
Street 1:	22 CLEVELAND ST #22A
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Clapboard Exterior and 1086 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	615,300			615,300
Total Card	0.000	615,300			615,300
Total Parcel	0.000	615,300			615,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 566.57 | /Parcel: 566.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

280612

GIS Ref

GIS Ref

Insp Date

05/17/18

!15373!

PREVIOUS ASSESSMENT

Parcel ID 025.A-0001-0022.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	615,300	0	.		615,300		Year end	12/23/2021
2021	102	FV	571,300	0	.		571,300		Year End Roll	12/10/2020
2020	102	FV	563,300	0	.		563,300	563,300	Year End Roll	12/18/2019
2019	102	FV	574,300	0	.		574,300	574,300	Year End Roll	1/3/2019
2018	102	FV	510,100	0	.		510,100	510,100	Year End Roll	12/20/2017
2017	102	FV	466,600	0	.		466,600	466,600	Year End Roll	1/3/2017
2016	102	FV	466,600	0	.		466,600	466,600	Year End	1/4/2016
2015	102	FV	397,200	0	.		397,200	397,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:38:58

LAST REV

Date	Time
05/21/20	15:31:47
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15373

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVERARD IAN W,	74228-39	2	3/3/2020		702,000	No	No		
BARGER NEILL G	53866-28		11/19/2009		434,000	No	No		
CORTIZAS JOHN &	48792-45		1/5/2007		383,000	No	No		
NEXT HILL DEVEL	48443-286		11/3/2006		1	No	No		

USER DEFINED

Prior Id # 1:	16137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1426	Porch	27,900					Rebuild front stai
4/21/2006	288	Manual	2,500			G8	GR FY08	replace framing/fo
4/13/2006	268	Renovate	10,000			G8	GR FY08	replace/repair fr

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2020	SQ Returned	JO	Jenny O
5/17/2018	Measured	DGM	D Mann
12/4/2008	MLS	MM	Mary M
3/28/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7803													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	43.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	407.592
Other Features:	90382
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644962
Depreciation:	29668
Depreciated Total:	615294

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH

UnSketched SubAreas:
GLA: 1086,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	493.19
Special Features:	0	Val/Su Net:	566.57
Final Total:	615300	Val/Su SzAd	566.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,086	407.590	442,645
	Net Sketched Area:	1,086	Total:	442,645
Size Ad	1086	Gross Area	1086	FinArea 1086

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

025.A-0001-0022.A

IMAGE

AssessPro Patriot Properties, Inc